

Proposal and Interview Evaluation Results

City of Riverside Smart Code Specific Plan/PEIR/Northside Neighborhood Vision
Including Master Planning Services for 179 Acres of Vacant Property - RFQ No. 1429



Compiled Average Scores by the Selection Committee:

| | Criteria | Max. Poss. Score | Opticos Design, Inc. & Sargent Town Planning | PlaceWorks |
|--|--|------------------|--|--------------|
| Technical Approach | Technical Approach – Smart Code Specific Plan <ul style="list-style-type: none"> Is the process to create the Smart Code Specific Plan clearly outlined? Does the consultant adequately describe how development requirements will be determined? Is the public involvement process adequate & clearly described? | 15 | 13.80 | 13.40 |
| | Technical Approach – Northside & Golf Course/Ab Brown <ul style="list-style-type: none"> Does the process include adequate community involvement? Is the consensus-building process clearly described? Does the process have a high potential for obtaining a unified community vision? Is the level of economic analysis adequate for project? | 15 | 13.67 | 13.40 |
| | Technical Approach – Environmental Review <ul style="list-style-type: none"> Does the environmental review (CEQA) process appear appropriate for the scale of this project? Does the environmental documentation for the Smart Code and Northside Neighborhood appear to be efficient and integrated, while still being separately defensible? | 15 | 13.40 | 11.80 |
| Consultant Firms | Consultant Firms – Smart Code Specific Plan <ul style="list-style-type: none"> To what degree does the consultant firm(s) have previous experience with form-based codes? Does the consultant appear to be capable of completing the task(s) on-time and under budget? Is the consultant firm familiar with local and regional issues? Do all the sub-consultants add value to the overall team? Are there areas that are not adequately covered by a subconsultant? | 10 | 8.80 | 9.07 |
| | Consultant Firms – Northside & Golf Course/Ab Brown <ul style="list-style-type: none"> Does the consultant demonstrate an understanding of the economic analyses required for this area? Does the consultant team have experience working on economic analysis of a similar scale? Does the consultant have a proven track record of master planning of mixed-use/multi-use projects with extensive community input? Are there Northside Area sub-consultants that add value to the project? Does the Northside project manager demonstrate community-oriented experience? | 10 | 8.60 | 8.80 |
| | Consultant Firms – Environmental Review <ul style="list-style-type: none"> Is the environmental consultant experienced with legally-defensible large-scale environmental reviews/documents? Is the consultant familiar with local/regional issues? | 10 | 9.00 | 7.80 |
| Project Management | Project Management – Smart Code <ul style="list-style-type: none"> Reasonable total number & distribution of hours? Adequate qualifications and time commitment of key individuals? | 5 | 4.07 | 4.57 |
| | Project Management – Northside & Golf Course <ul style="list-style-type: none"> Reasonable total number & distribution of hours? Adequate qualifications and time commitment of key individuals? | 5 | 4.29 | 4.29 |
| | Project Management – Environmental <ul style="list-style-type: none"> Reasonable total number & distribution of hours? Adequate qualifications and time commitment of key individuals? | 5 | 4.29 | 4.36 |
| Cost | Project Cost <ul style="list-style-type: none"> Realistic cost for services to be performed? Appropriate allocation of cost to tasks & activities? | 10 | 8.77 | 9.31 |
| Overall average score based on totals scores of all Selection Committee evaluations | | 100 | 86.67 | 84.67 |